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BEING all and the same real estate conveyed unto Viking Ventures, Inc., a body corporate of the State of Maryland by Ralph L. Tabler and Dorothy J. Tabler, his wife, by deed dated 8th day of May, 1970, and recorded among the land records of Frederick County in Liber 823 Folio 491.

Together with the buildings and improvements thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

To Have and To Hold the aforesaid parcel of ground with the improvements and appurtenances aforesaid unto and to the proper use and benefit of the said Mortgagee, its successors —heire and assigns, forever.

Provided, that if the said Mort	gagor, its success	ors
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"Upon any default being made in the payment of the said principal or interest, in whole or in part, when due, or upon any default being made in any covenant or condition of this Mortgage then the whole mortgage debt hereby secured shall thereupon be deemed due and payable forthwith".